

MINUTES OF THE CITY PLANNING COMMISSION

J. MARTIN GRIESEL ROOM

February 6, 2004
9:00 AM

Present: Appointed Members: Donald Mooney, Terry Hankner, Caleb Faux; Jacquelyn McCray; Councilmember James Tarbell; Community Development and Planning Staff: Tony Selvey-Maddock, Assistant Director, Margaret A. Wuerstle, Chief Planner

MINUTES

Consider the minutes of the January 16, 2004 meeting.

Motion: Ms. Hankner moved approval of the minutes.
Second: Ms. McCray
Vote: All ayes (4-0), motion carries.

CONSENT ITEMS

Ms. Hankner questioned the number of consent items. Steven Kurtz responded that when the consent agenda was set up the agreement was anything that did not require a public hearing and was not controversial, that staff and the director felt could be handled as a consent item would be and any member of the Planning Commission has the opportunity to remove anything from the consent agenda.

Mr. Faux questioned the sale of property for the purpose of creating development parcels and no indication of the development being facilitated. Stephen Briggs, Senior City Planner, stated as an example that last year, the City Planning Commission reviewed several sales on Henshaw for an open-air mall with a bank that would offer many jobs. The developers are wanting to acquire the unused portions of Henshaw and any other land that is not be used by the city that is adjacent to I-75. Mr. Faux stated that by agreeing to release the property without a clear proposal, the city gives up leverage. Dottie Carman, Assistant City Solicitor responded that is true but the city has not restricted the sale. Mr. Mooney requested more information on the future sales of property. Ms. Wuerstle responded that staff will include all available information on consent items.

A REPORT AND RECOMMENDATION ON THE DEDICATION OF PERMANENT EASEMENTS TO PUBLIC USE FOR CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER MAINS AND WATER MAIN APPURTENANCES IN ACCORDANCE WITH PLATS DESIGNATED AS: "WSL #3436, BLACKWOLF RUN SUBDIVISION, BLACKWOLF RUN, COLERAIN TOWNSHIP, E#658" AND "WSL #3405, AUTUMN OAK RIDGE, PHASE II, LOGAN'S OAK COURT AND JESSICA'S OAK COURT AT RYBOLT ROAD, E#657" AND "WSL #3389, SECTION 25, TOWN 2,

FRACTIONAL RANGE 2, GREEN TOWNSHIP, DEVIL'S BACKBONE ROAD AND ASBOURNE PLACE, E#669" AND "WSL #3328, CHESTNUT PARK TOWNHOMES AT ASTON WOODS SUBDIVISION, CHESTNUT PARK LANE AND HAZELNUT COURT AT BRIDGETOWN ROAD, E#674" AND "WSL #3395, PART OF A 53.211 ACRE TRACT, SECTIONS 23 & 24, TOWN 2, FRACTIONAL RANGE 2, GREEN TOWNSHIP, EDEN RIDGE DRIVE AT WEST FORK ROAD, E#619 AND "WSL #3328 YORKSHIRE AT ASTON WOODS, ASTON WOODS DRIVE AND YORKSHIRE CIRCLE AT BRIDGETOWN ROAD, E#644" AND "WSL #3441, KENWOOD TOWNE CENTRE, MONTGOMERY ROAD, E#667".

These easements afford the City access to the water mains on the property and ensure systems integrity, a higher quality product and maintenance on the system. These easements are necessary for installation, maintenance, repair and replacement of public water mains and water main appurtenances located on private property. Staff recommends acceptance.

A REPORT AND RECOMMENDATION ON THE SALE OF CITY-OWNED PROPERTY AT 109 DORCHESTER AVENUE IN MT. AUBURN, WHICH REAL PROPERTY IS NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE.

The City acquired this property through the Cincinnati Land Reutilization Program (CLRP) and initiated a process for development proposals. Citadel Building Group, Ltd. will purchase the property for the fair market value of \$1,400.00. The developer will also be responsible for \$47,000 in piling costs to enable construction of these homes in the hillside. Staff recommends approval.

A REPORT AND RECOMMENDATION ON THE SALE OF SURPLUS CITY-OWNED REAL PROPERTY ALONG INTERSTATE 75 SOUTH OF STOCK STREET IN CAMP WASHINGTON.

Camp Washington Realty, LLC, the developer, has petitioned to purchase City-owned real property along Interstate 75 in Camp Washington, which includes a piece of vacated Henshaw Avenue. Development plans include a 3,500 square foot branch bank and office/retail space of 18,200 to 30,500 square feet. The developer is investing almost \$5,000.000 to create the development. Staff recommends approval.

A REPORT AND RECOMMENDATION ON THE SALE OF THREE PARCELS OF SURPLUS CITY-OWNED REAL PROPERTY LOCATED ALONG I-71 AND ON OR TO THE REAR OF OESPER AVENUE, WHICH REAL PROPERTY IS NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE.

Dana Residential Investment Ltd. (Dana), an Ohio Limited liability company, owns real estate abutting the said property and has petitioned to purchase the property that is no longer needed for any municipal purpose. Dana intends to combine the property with its adjoining real estate to create a development site. The property will be sold to Dana for \$5,500, which is the fair market value as appraised by the Real Estate Services of the Law

Department. The sale is subject to terms and conditions stipulated in the ordinance. Staff recommends approval.

A REPORT AND RECOMMENDATION ON A SUBDIVISION IMPROVEMENT PLAN FOR THE WOODCREST PAK SUBDIVISION – PHASE TWO LOCATED SOUTHWEST OF THE QUEEN CITY AVENUE AND SUNSET AVENUE INTERSECTIONS IN WEST PRICE HILL AND WESTWOOD.

The property consists of 48 acres located southwest of the intersection of Queen City Avenue and Sunset Avenue. The City Planning Commission approved Woodcrest Park Phase One consisting of 34 acres and 67 lots on March 7, 2003. Woodcrest Park – Phase Two contains 14 acres and 39 lots. The hillsides ascend approximately 100 feet in elevation from Queen City Avenue and Sunset Avenue. The property is within Environmental Quality Hillside District No. 1. On November 19, 2002, the Hillside District Hearing Examiner granted permission for development on the property as a Planned Unit Development with reduced front and side yards, new streets and buildings that require retaining walls and excavation and fill. All of the steep hillsides will be within open space lots. The Subdivision Improvement Plan for the Woodcrest Park Subdivision – Phase Two extends the new street, Oaktree Place, 800 feet terminating with a cul-de-sac. Staff recommends approval.

Motion: Ms. McCray moved approval of the consent items.
Second: Ms. Hankner
Vote: All ayes (5-0), motion carries.

DISCUSSION

A REPORT AND RECOMMENDATION ON A REQUEST FOR A ZONING STUDY AND DESIGNATION OF AN EMERGENCY INTERIM DEVELOPMENT CONTROL (IDC) DISTRICT AT THE INTERSECTION OF HAMILTON AVENUE AND NORTH BEND ROAD IN COLLEGE HILL AS IDC NUMBER 65.

Katherine Keough-Jurs, City Planner presented a report for a zoning study and an emergency IDC to be placed on the intersection of Hamilton Avenue and North Bend Road.

Ms. Keough-Jurs stated that on January 5, 2004, the Planning Commission received a letter from the College Hill Community Urban Redevelopment Corporation requesting a zoning study and the placement of an IDC. The College Hill Forum also supports the request. Ms. Keough-Jurs acknowledge that after approval of the College Hill Urban Design Plan, the three major businesses at the intersection of Hamilton Avenue and North Bend Road were gone. There were several meetings with the community to discuss what should be done with the intersection. The community would like to see uses as a library or an office building and are opposed to gas stations, big box drug stores, fast food restaurants and convenient stores.

Ms. Keough-Jurs confirmed the existing zoning to be B-3 and B-4. As the new zoning is CCF-M (Community Commercial-Mixed) which allows auto-oriented uses, the community is requesting CC-P (Community Commercial-Pedestrian). Ms. Keough-Jurs stated that the purpose of the IDC is there is an imminent threat that a developer will acquire a property. The IDC will assure that a permit would have to come before the Planning Commission for approval. The IDC is for the entire CC-M zoning district. Ms. Keough-Jurs stated that City Council is supportive of College Hill's vision and have allocated funds in the 2004 budget for the business district and the Shuller's site. Staff recommends undertaking a zoning study, creating an Interim Development Control District Number 65 on the parcels zoned CC-M at the intersection of Hamilton Avenue and North Bend Road for three months and that City Council adopt the Interim Development Control District number 65 Guidelines.

Tom Jackson, Senior Development Officer stated there is a developer who has an option to construct a gas station on the Shuller site. The College Hill Community Urban Redevelopment Corporation and a lot of other groups in College Hill are working with the University of Cincinnati's School of Planning and have issued an RFP for a market feasibility study for all three vacant sites to find the highest and best use. The City Administration is committed to working with the community and the University of Cincinnati's School of Planning.

Motion: Ms. Hankner moved approval of the staff report.
Second: Ms. McCray
Vote: All ayes (5-0), motion carries.

OTHER BUSINESS

HOLDING CITY PLANNING COMMISSION MEETINGS AT THE CINERGY BUILDING VS J. MARTIN GRIESEL ROOM

Mr. Tarbell is against holding meetings at the Cinergy Building and if there is a parking problem that should be addressed. Ms. McCray stated the Cinergy Building is a real convenience for the public. Mr. Mooney would like to see the Cinergy Building. Mr. Mooney stated if the meetings were relocated to the Cinergy Building to think about starting the City Planning Commission meetings at 8:30 A.M.

SIGN CHAPTER AND COMMERCIAL DISTRICT "TASK FORCES"

David Efland presented a report of recommendations for the Zoning Sign Chapter Task Force and the Commercial Zoning Task Force. Mr. Efland stated that the Commercial Zoning Task Force includes those listed under the Commercial Zoning Task Force and all the proposed members of the Zoning Sign Chapter Task Force with the exception of the representative from the sign industry. Mr. Efland stated that staff would like the input of the City Planning Commission regarding the membership of the task forces and process

prior to preparing a formal staff report and recommendation for the City Planning Commission's approval. Mr. Efland stated that staff feels it is important that at least one member of the Planning Commission attend the task force. Terry Hankner will attend the Zoning Sign Chapter Task Force and Jacquelyn McCray will attend the Commercial Zoning Task Force.

PLANNING PARTNERSHIP ANNUAL SURVEY AND ANNUAL REPORT (HAMILTON COUNTY REGIONAL PLANNING COMMISSION)

Ms. Wuerstle stated there are five seats and an alternate. Recommendations are: Liz Blume, Deborah Holston, Jim Tarbell, Margaret Wuerstle. Terry Hankner and Katherine Keough-Jurs as the alternate.

ADJOURNMENT

With no further business to consider, the meeting was adjourned.

Margaret A. Wuerstle, AICP
Chief Planner
Development & Community
Development & Planning

Donald J. Mooney, Chairman
City Planning Commission

Date: _____

Date: _____